

Project No. 060520-043
 Date: July 1, 2020
 Address: 1000 Live Oak Lane

COLORADO COUNTY, TEXAS

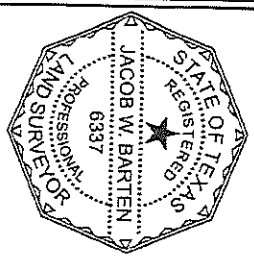
ALFRED KELSO SURVEY

ABSTRACT NO. 368

0 100'

LEGEND

- Found 1/2" Iron Rod
- ⊙ Set 1/2" Iron Rod
- ⊗ Found 1/4" dia. nail in corner Post
- ⊘ Found Corner Post
- ⊙ Electric Transformer
- ⊙ Power Pole
- ⊙ New Fence
- ⊙ Paved Area
- ⊙ Pavement



Felix Dean Pison, Jr.
 14.63 Acres
 Volume 905, Page 281
 Official Records

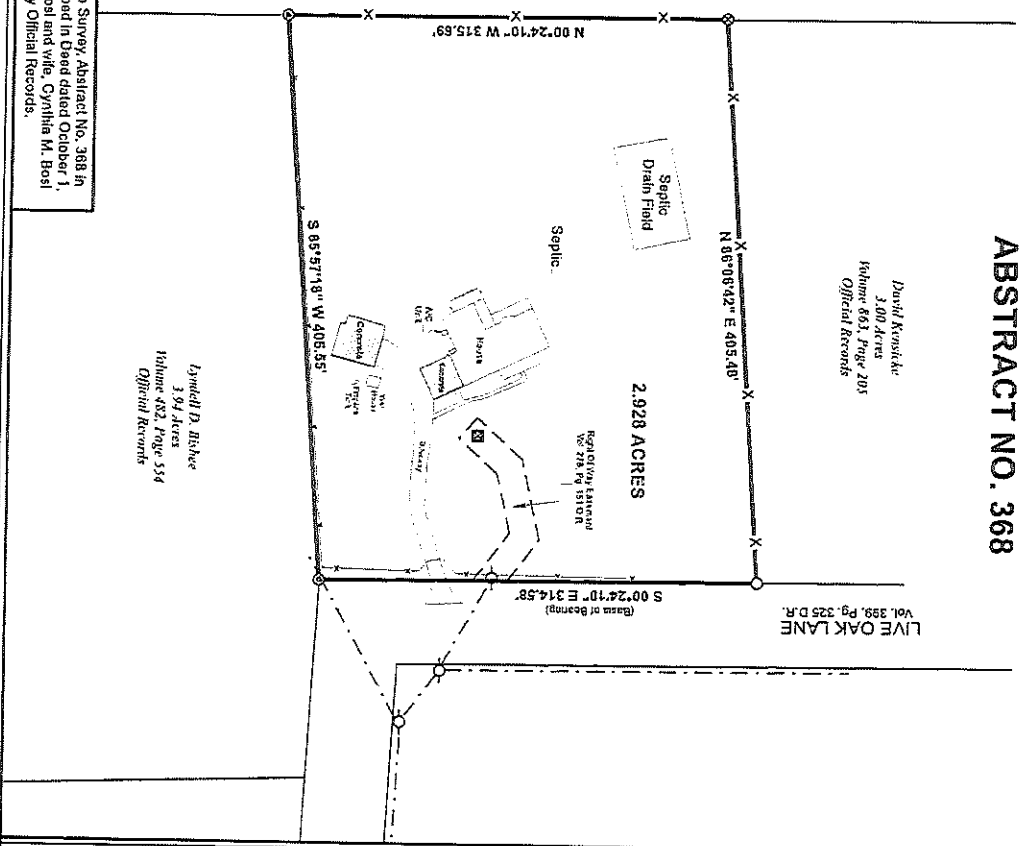
TEXAS LAND SYSTEMS
 Surveying & Mapping

3554 FM 109 Columbus, Texas 78934
 Phone: (979) 732-2086
 Firm Registration No. 10193708
 I, Jacob W. Barten, Registered Professional Land Surveyor No. 6337 of Colorado County, Texas hereby state that this plat represents the results of an on the ground survey, performed under my supervision.

Jacob W. Barten
 Jacob W. Barten, RPLS 6337

Survey plat of a 2.928 acre tract of land in the Alfred Kelso Survey, Abstract No. 368 in Colorado County, Texas; and being that same land described in Deed dated October 1, 2010 from Louis Davis III and wife, Vicki Davis to Bruce Post and wife, Cynthia M. Post recorded in Volume 651, Page 819 of the Colorado County Official Records.

Traverse PC



Daryl Kroschke
 3.00 Acres
 Volume 663, Page 205
 Official Records

Cynthia D. Bisher
 3.54 Acres
 Volume 482, Page 354
 Official Records

This survey was performed in reference to a title commitment issued by WFG National Title Insurance Company with GR No. C200192 and an effective date of May 6, 2020.

Schedule B:

Right of Way Deed dated August 17, 1935 executed by Emil Helmkamp and Roas Helmkamp to State of Texas, recorded in Volume 98, Page 290, Deed Records of Colorado County, Texas. (Does not affect subject tract)

Easement dated September 4, 1959 executed by Earl Tucker and Annie Tucker to Lower Colorado River Authority, recorded in Volume 212, Page 63, Deed Records of Colorado County, Texas. (Does not affect subject tract)

Right of Way Deed dated December 22, 1959 executed by Regina Burger et al to State of Texas recorded in Volume 214, Page 246, Deed Records of Colorado County, Texas. (Does not affect subject tract)

Right of Way Easement dated September 21, 1978 executed by Ralph L. Slapper to San Bernard Electric Cooperative, Inc., recorded in Volume 394, Page 28, Deed Records of Colorado County, Texas. (Ten foot utility easement along all property lines and adjacent to all roads.)

Right of Way Deed dated Dated September 25, 1978 executed by Ralph L. Slapper to Colorado County, Texas, recorded in Volume 399, Page 325, Deed Records of Colorado County, Texas. (As shown hereon)

Easement dated November 20, 1997 executed by Bob N. Miller etur to San Bernard Electric Cooperative, Inc., recorded in Volume 252, Page 637, Official Records of Colorado County, Texas. (Blanket type easement)

Easement dated June 5, 1998 executed by Bob N. Miller etur to San Bernard Electric Cooperative, Inc., recorded in Volume 278, Page 151, Official Records of Colorado County, Texas. (As shown hereon)

Surveyor's Notes:

This property is subject to the easements, restrictions, covenants, and conditions, which may be applicable, including, but not limited to those listed in referenced title commitment.

This property is subject to the rights of the public to any area located within a public roadway, street, or alley.

All fences are shown in their approximate location.

This survey was performed without the benefit of an abstract of title.

This is a boundary survey only with the exception of those improvements or easements visible on the ground at the time of survey or listed in referenced title commitment.

All original prints paid for by the client and supplied to the client remain the property of the client. Texas Land Systems retains copyright to all survey documents and depictions produced. No part of this document may be reproduced or altered.

This survey is valid for this transaction from Bruce and Cynthia Post only, and shall not be used for any further conveyance or transaction without written verification by Texas Land Systems.

This survey is considered an unofficial document unless having an original signature and seal of surveyor.

Legal description to accompany this plat.

By the acceptance and use of this document you hereby acknowledge that you have read, understand and agree with the above rules.

TEXAS LAND SYSTEMS
Surveying & Mapping

STATE OF TEXAS

PROJECT NO. 060520-043

COUNTY OF COLORADO

DATE: JULY 1, 2020

Being a 2.928 acre tract of land located in the Alfred Kelso Survey, Abstract No. 368 in Colorado County, Texas; and being the same land described in Deed dated October 1, 2010 from Louis Davis III and wife Vicki Davis to Bruce Bosl and wife, Cynthia M. Bosl, recorded in Volume 651, Page 616 of the Colorado County Official Records, to which reference is made for all purposes; said 2.928 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found in the West line of Live Oak Lane (Vol. 399, Pg. 325 D.R.) for the Southeast corner of a 3.00 acre tract of land conveyed to David Kensicke in Volume 863, Page 205 of the Colorado County Official Records, same being the Northeast corner of the herein described tract.

THENCE with the West line of Live Oak Lane, **S00°24'10"E** a distance of **314.58 feet** to a ½" iron rod set in the North line of a 3.94 acre tract of land conveyed to Lyndell D. Bisbee in Volume 482, Page 554 of the Colorado County Official Records, same being the Southeast corner of the herein described tract.

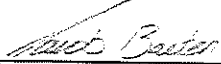
THENCE with the North line of the Bisbee tract, **S85°57'18"W** a distance of **405.55 feet** to a Found Mag Nail set in the top of a corner post in the East line of a 14.63 acre tract of land conveyed to Felix Pena Picon, Jr. in Volume 905, Page 281 of the Colorado County Official Records. Said Mag Nail being the Northwest corner of the Bisbee tract, same being the Southwest corner of the herein described tract.

THENCE with the East line of the Picon tract, **N00°24'10"W** a distance of **315.69 feet** to a corner post found for the Southwest corner of the Kensicke tract, same being the Northwest corner of the herein described tract.

THENCE with the South line of the Kensicke tract, **N86°06'42"E** a distance of **405.48 feet** to the **PLACE OF BEGINNING** containing 2.928 acres of land.

This survey is valid for this transaction only. All original prints paid for by the client and supplied to the client remain the property of the client. Texas Land Systems retains copyright to all survey documents produced. No part of this document may be reproduced or altered.

Survey Plat accompanies this metes and bounds description.



Jacob W. Barten

R.P.L.S. 6337

Firm Registration No. 10193708

